

City Council Introduction: **Monday**, July 12, 2004
Public Hearing: **Monday**, July 19, 2004, at **1:30 p.m.**

Bill No. 04R-166

FACTSHEET

TITLE: **WAIVER NO. 04008**, requested by Union College, to waive the parking lot surfacing requirements on property generally located at South 51st Street and Bancroft Avenue.

SPONSOR: Planning Department

BOARD/COMMITTEE: N/A

STAFF RECOMMENDATION: Approval.

FINDINGS OF FACT:

1. This application requests to waive the parking lot paving requirements, pursuant to § 27.67.100(c) of the Lincoln Municipal Code.
2. The applicant would be responsible for controlling off-site dust emissions from the parking lot. This will be accomplished by using crushed rock and watering down the surface when necessary.
3. This application does not require review and action by the Planning Commission.
4. The staff recommendation to approve the waiver is based upon the "Analysis" as set forth on p.2-3.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: July 1, 2004

REVIEWED BY: _____

DATE: July 1, 2004

REFERENCE NUMBER: FS\CC\2004\WVR.04008

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Waiver #04008

PROPOSAL: Union College is requesting a waiver of the parking lot surfacing requirements.
LOCATION: S. 51st Street and Bancroft Avenue

LAND AREA: 16,500 s. f., more or less

CONCLUSION: The requested waiver meets the requirements of Section 27.67.100©)

<u>RECOMMENDATION:</u>	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: All of Block 1 and all of Block 14, College View Addition, located in Section 5, Township 9 North, Range 7 East, Lancaster County, Nebraska.

EXISTING ZONING: R-6 Residential

EXISTING LAND USE: College campus/undeveloped

SURROUNDING LAND USE AND ZONING:

North:	R-4/R-6 Residential	Union College/Undeveloped
South:	R-6/R-4 Residential	Union College Health Education Center
East:	R-4 Residential	Single family and two-family dwellings
West:	R-6 Residential	Union College campus

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Comprehensive Plan designates this area as public and semi-public.

TRAFFIC ANALYSIS:

S. 51st Street and Bancroft Ave. are local streets.

ANALYSIS:

1. This application is to waive the requirement for paving of a parking lot associated with a college.
2. Section 27.67.100©) authorizes the City Council to grant a waiver to surfacing requirement if the following apply:

©) Waiver of surfacing requirement: Upon application to the City Council, the owner of a parking lot may be relieved of the surfacing requirement of this section if the council finds that:

(1) The parking lot is (i) to be used in conjunction with a nonprofit, religious, educational, or philanthropic institution; (ii) in excess of the parking required by the provisions of this title and not pay parking; or (iii) used for employee parking and located wholly within an industrial district; and

This parking lot is to be used in conjunction with a educational institution.

(2) Alternate materials or techniques shall be utilized which provide reasonable control of dust, runoff, and safe circulation; and

The applicants letter states that the parking lot will be surfaced with crushed limestone.

(3) (i) The location of the parking lot is a sufficient distance from surrounding uses that it will not adversely affect the surrounding uses; or

(ii) The frequency of use of the parking lot is so low that compliance with the surfacing requirement of this section would cause undue economic hardship upon the owner as compared with minimal impact upon surrounding land uses.

The parking lot is located within the Union College campus. There is a large amount of open space to the north and east. Campus buildings are to the south. The only residential is to the northwest. The crushed limestone surface should not adversely affect the surrounding area.

Notwithstanding that a waiver is granted, if it is later found that dust or noise, created by the use of a parking lot exceeds the maximum levels set forth in Title 8 of the Lincoln Municipal Code, then such waiver may, after notice and hearing by the City Council, be revoked. Thereafter, the use of such parking lot shall cease unless surfaced in accordance with the adopted design standards.

3. Public Works & Utilities Department does not object to this waiver.
4. The driveway approach must be paved with concrete from the curb line to the property line to prevent mud, rock or gravel being deposited in the streets adjacent to the parking lot.
5. The applicant's letter states that the parking lot will be in an area where within 5 to 6 years a new building will be constructed.
6. The applicant is responsible for controlling off-site dust emissions from the parking lot. This will be accomplished by using crushed rock and watering down the surface when necessary.

Prepared by:

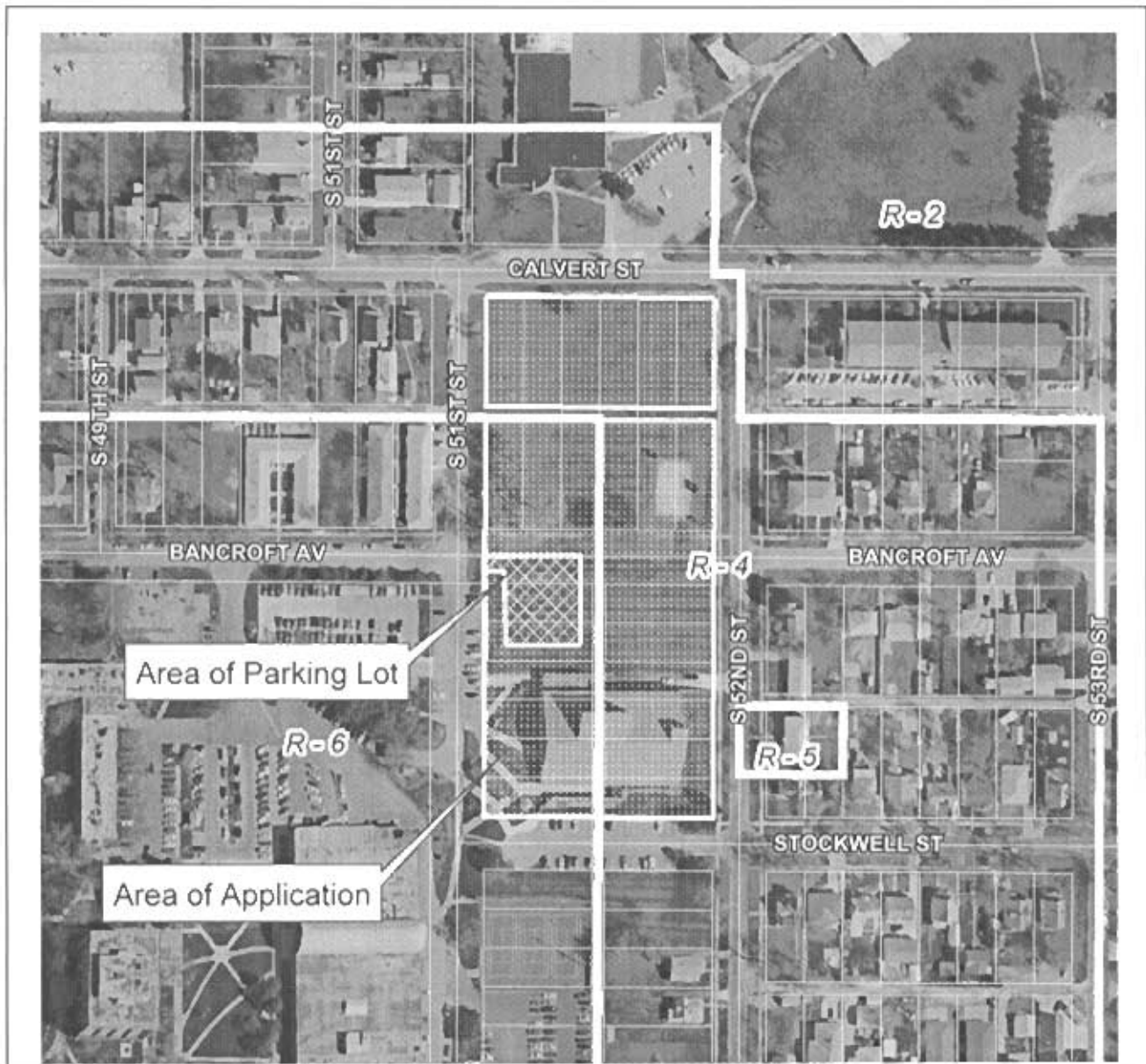
Tom Cajka
Planner

DATE: June 18, 2004

APPLICANT: Union College
3800 S. 48th St.
Lincoln, NE 68506-4386

OWNER: same as applicant

CONTACT: Don Murray
Union College
3800 S. 48th St.
Lincoln, NE 68506-4386



2002 aerial

Waiver #04008 S. 51st & Bancroft Ave.

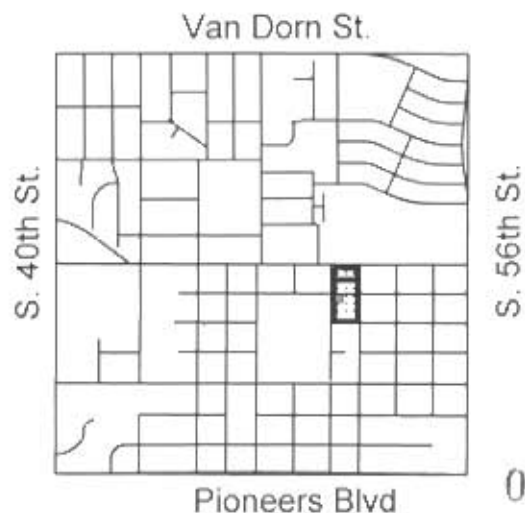
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 5 T9N R7E



Zoning Jurisdiction Lines
City Limit Jurisdiction



005

North

MAY 26 2004

LANCASHIRE PLANNING DEPARTMENT

51ST STREET

BANCROFT

BANCROFT STREET

PARKING

PROPOSED
PARKING

HEALTH
EDUCATION
CENTER

52ND ST.

006

PARKING

Memorandum

To:	Greg Czaplewski, Planning Department
From:	Charles W. Baker, Public Works and Utilities
Subject:	Union College Parking Lot Special Permit # 28A
Date:	June 24, 2004
cc:	Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the request for the construction of a nonpermanent parking lot east of S 51st Street in the vacated Bancroft Avenue area located on Union College Campus. Public Works has the following comments:

The driveway approach will need to be constructed with a curb cut permit and paved with concrete from the curb line to the property line to prevent mud, rock or gravel being deposited in the streets adjacent to the parking lot.

Public Works has no objection to the requested waiver of the surfacing requirement for this temporary parking lot construction.

Clerical Activity Assignment

Priority Completion: asap

X Final Copy:

Date Report Due: 6/22 To Typing: 6/22/04

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SP28Arevised
Tracking # XXX